	<p align="center">Planning and Zoning Commission</p> <p align="center">STAFF REPORT</p>	<p align="center">AGENDA</p> <p align="center"># _____</p>
---	---	--

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: James Gagliardi, AICP, Planner

MEETING DATE: February 5, 2015

REQUEST

Request by Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust, for the following land use approval on 97 acres of land located southeast of Rodeo Rd and Trekell Road (APN #s 505-07-024A, 0230, 0280, 025A, and 0270).

- 1. DSA-14-00214: Major amendment to the Santa Cruz Crossing Planned Area Development (PAD) (Exhibit A).**

APPLICANT/OWNER

Nathan Cottrell—CEG Applied Sciences
 12409 W Indian School Rd Suite C303
 Avondale, AZ 85392
 P: 623-536-1993
 Email: nate@cottrellengineering.com

Irving and Lillian Fabricant Trust
 427 Larkspur Ave
 Corona Del Mar, CA 92625
 P: 949-234-0300

HISTORY

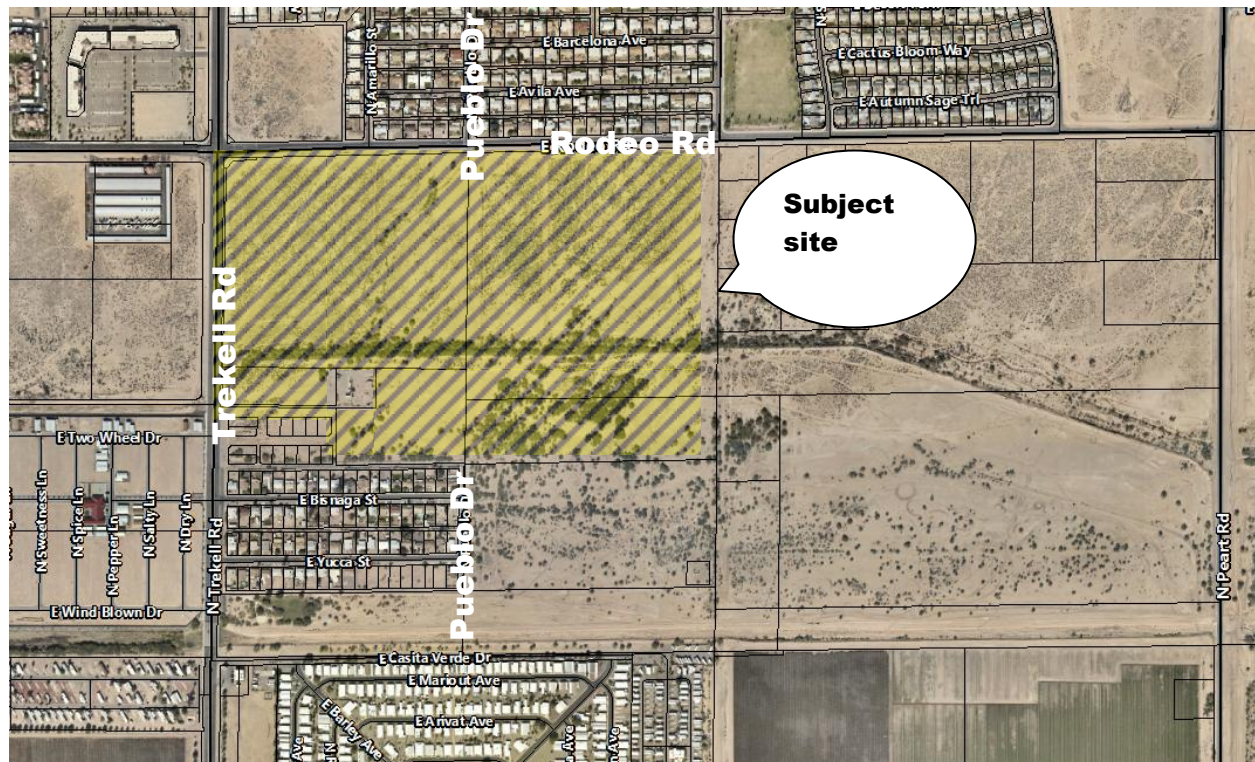
April 21, 1968:	The City Council adopted Ordinance No. 340 annexing property into the City of Casa Grande, initially zoned UR (Urban Ranch).
May 15, 2006:	The City Council approves Ordinance No. 1178.269 approving the rezoning from UR to PAD (CGPZ-79-006) and approving a Santa Cruz Crossing PAD.
August 18, 2014:	Proposed major amendment to the Santa Cruz Crossing PAD, DSA-14-00046, was recommended for approval by the Planning Commission but denied by City Council

PROJECT DESCRIPTION	
Site Area	97 acres
Zoning	Planned Area Development (PAD) Santa Cruz Crossing
General Plan Designation	<i>Neighborhoods</i>

Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	B-2, R-3, R-1	Undeveloped, single-story apartments, single family homes
South	<i>Neighborhoods</i>	UR, R-1	Undeveloped, Single family homes
East	<i>Neighborhoods</i>	Arroyo Linda PAD	Undeveloped
West	<i>Neighborhoods</i>	B-1, B-2	Undeveloped

SITE AERIAL



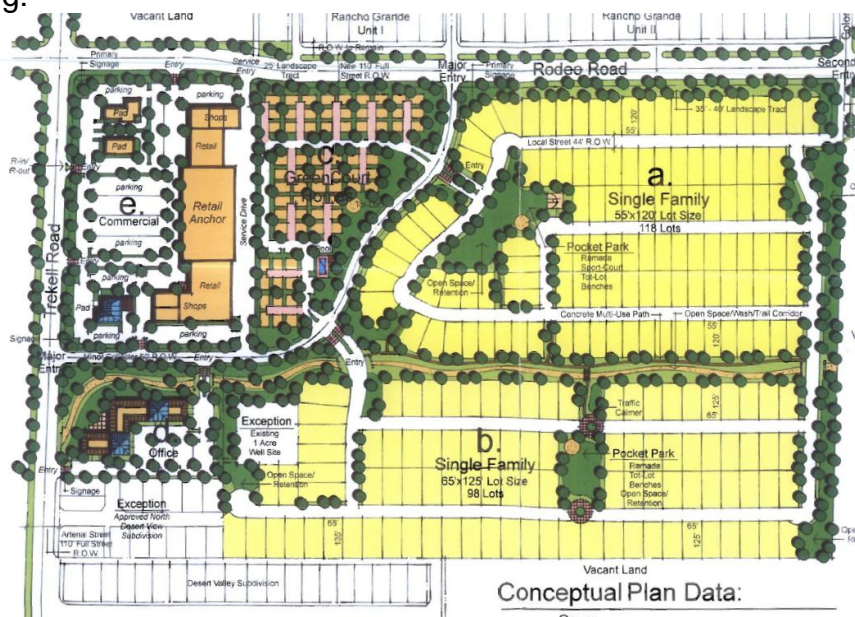
Overview

A major amendment to the Santa Cruz Crossing Planned Area Development (PAD) has been requested (Exhibit B). The proposed changes to the existing PAD involve the following:

- Adding an assisted living facility as a permitted use
- Adding B-1 and B-2 uses to area previously identified for office uses
- Providing development standards for previously-approved commercial and residential areas.
- Identifying an area previously shown as “Green Court Homes”, a high-density single-family area, as independent-living patio homes.
- Adding two-story senior apartment homes.
- Providing additional detail for a planned frontage road along the north side of Rodeo Rd.

The Santa Cruz Crossing PAD was approved in 2006 and allows for a variety of land uses. The largest portion of the PAD is allocated for single-family residential land use in the eastern half of the PAD. This portion allows for 216 dwelling units among 64.5 acres. Adjacent to this, to the west, is a higher-density residential land use known as “green court homes” allowing for 64 dwelling units on 8 acres. Further west, abutting Trekell Rd on the northwest portion of the PAD is an 18-acre area for commercial land use. To the south of this along Trekell Rd is a 6-acre area for office land use.

PAD as Existing:



PAD Illustrative Plan for:

Santa Cruz Crossing
Casa Grande, Arizona

Conceptual Plan Data:

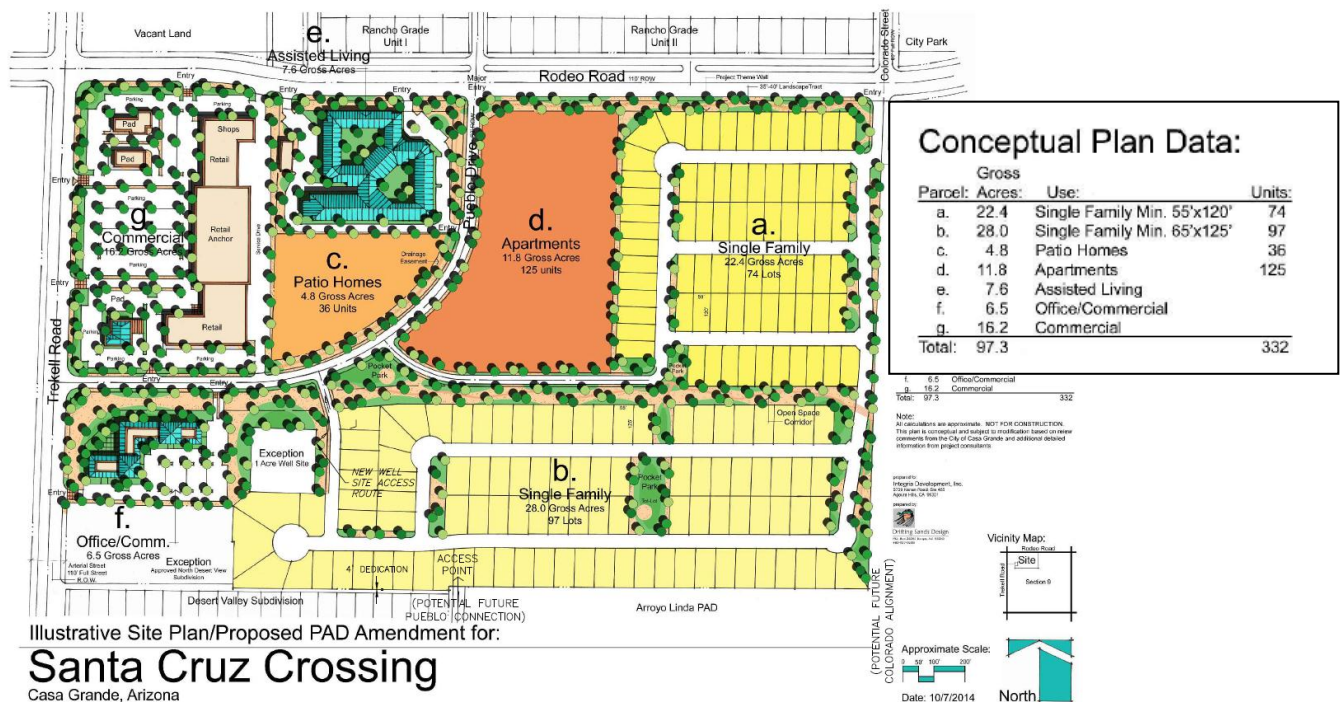
Parcel	Gross Ac.	Use	Units
a.	36.9	Single Family Min. 55x120 Lots	118
b.	27.6	Single Family Min. 85x125 Lots	98
c.	8.1	GreenCourt Homes	64
d.	6.0	Office Use	-
e.	18.6	Commercial Use	-
Totals:	97.2		280

None.
All calculations are approximate. NOT FOR CONSTRUCTION.
This plan is conceptual and subject to modification based on review comments from the City of Casa Grande and additional detailed information from project consultants.
* The commercial parcel has a net acreage of 15.5 acres with adjoining arterial R.O.W. of 3.05 acres. The remaining 0.54 acres is attributed to the project's loop collector street.

A request to amend this PAD was recommended for approval by the Planning Commission but denied by City Council in August of 2014. In that proposed amendment, the east-west drainage channel—a tributary to the North Branch of the Santa Cruz River—was proposed to be relocated along the southern portion of the property. City Council denied the amendment due to concerns that this relocation would cause an adverse relationship to properties to the south, and there was a desire to not see this established drainage location disturbed. This new request proposes to leave the drainage channel in its present location.

The primary intent of the proposed amendment is to add an assisted living facility use to the PAD, projected to have approximately 125 units. As part of that assisted living use, there would be also be adult day care and accessory uses commonly associated with an assisted-living facility. In so doing, the applicant is refining other areas to accommodate this new land use. The number of proposed single-family dwelling units has reduced from 216 units to 171 units, and areas have been identified to provide 36 age-restricted patio homes, and 125 age-restricted two-story apartments.

PAD as proposed:



The original PAD provided plans for the development of a frontage road along the north-side of Rodeo Rd. With this amendment, further detail is provided for this improvement (Exhibit C), to be installed by the developer of Santa Cruz Crossing. The applicant also proposes specific development standards and uses for the commercial land use area as these are currently missing from the existing PAD. Proposed for the commercial area are permitted and conditional uses that are the same the permitted and conditional uses within the B-2 zone district. The PAD proposes that the assisted living facility use and

the two-story age-restricted apartment home use be subject to the standard R-3 zoning standards. The single-story age-restricted patio homes are to be subject to the standard R-2 standards. An area that was previously identified as “office uses” have now been expanded to also allow restaurant uses and specifies that pharmacies and urgent care uses would be permissible within Commercial Office development standards.

To ensure compliance with the standards set forth in the PAD, Major Site Plans (Final Development Plans) would be required at the time of development for the non-single-family residential portions of the PAD. A Preliminary and Final Plat will be submitted for approval prior to the development of the single-family residential areas to ensure compliance with the PAD standards in this area. Platting is proposed to coincide with each phase of development as shown within the phasing plan on Exhibit D.

Also added to the illustrative site plan, are potential connections to neighborhoods to the south (Exhibit A, figures 3-A and 5). The Desert Valley subdivision would be connected via Pueblo Dr, and the undeveloped Arroyo Linda PAD would be connected by an extension of Colorado St. Both streets can be found crossing Rodeo Dr to the north from the Rancho Grande subdivision. Staff regards providing north-south connectivity as an important contribution to the City’s street network. A connection is desired for Pueblo Dr, in particular, since Pueblo Drive presently terminates at the northern boundary of the Desert Valley subdivision—at the south boundary line of Santa Cruz Crossing PAD. At the present, the applicant is only showing these connections as conceptual. Furthermore, Pueblo Dr isn’t shown as a direct north-south thoroughfare. If the connection were provided, as shown, the street would not be a continuous right of way through the site. It is staff’s recommendation that the PAD show direct, complete, north-south connections to the neighborhoods to the south for both Pueblo Dr and Colorado St.

This PAD amendment is subject to the approval by City Council, in accordance with Section 17.68.320 of the City Code.

CONFORMANCE WITH PAD ZONE/PRELIMINARY DEVELOPMENT PLAN REVIEW CRITERIA 17.68.290

In accordance with Section 17.68.290 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of a PAD Zone/Preliminary Development Plan application:

Relationship of the plan elements to conditions both on and off the property;

The Arroyo Linda PAD, approved in October of 2006, lies directly to the east and a portion to the south of the Santa Cruz Crossing PAD. The proposed Santa Cruz Crossing PAD amendment provides an east-west street connection near the northern area of both PADs from Colorado St. There are also opportunities to share open space and trail connections along their mutual borders, given that the east west drainage

channel-a tributary to the North Branch of the Santa Cruz River—bisects both land areas.

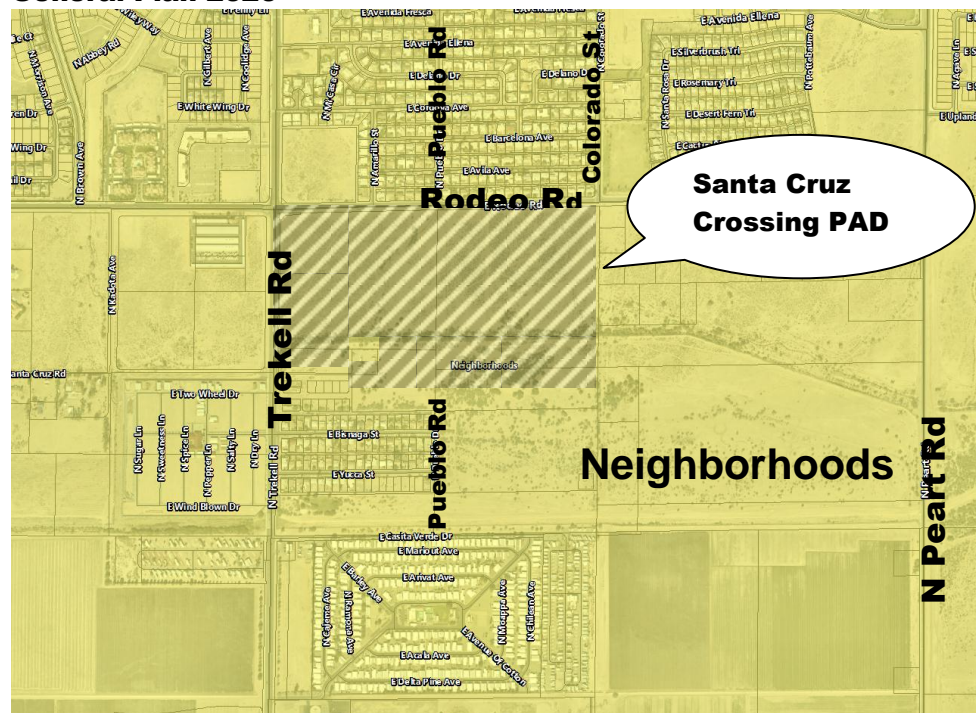
Conformance to the City's General Plan;

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. This land use provides for a variety of residential neighborhoods with a range of densities. The primary objective is to provide a mix of residential neighborhoods that are well designed places. Staff finds that the proposed amendment could be better designed by improving upon the north-south street connectivity.

Overall density is proposed to increase with the amendment from 280 to 332 dwelling units. Within the Neighborhoods category, development up to 4.5 dwelling units may be permitted on sites between 40 and 160 acres. 332 dwelling units among 86.5 net acres provides a density of less than 4 dwelling units per acre, thereby meeting the goal of Neighborhoods category. Within the individual land use areas for apartment homes and patio homes, the densities proposed are 11.8 and 4.8, respectively. Per the General Plan, these individual areas would be allowed to have a density of up to 18 dwelling units per acre.

Policy C-4.7.3 within the General Plan pertains to the provision of connectivity between new developments so that they are integrated into the existing community fabric. The strategy associated with this policy is to encourage developments to be interconnected by roads, trails and shared use paths. This PADs failure to provide direct, clear connections to Pueblo and Colorado conflicts with this policy.

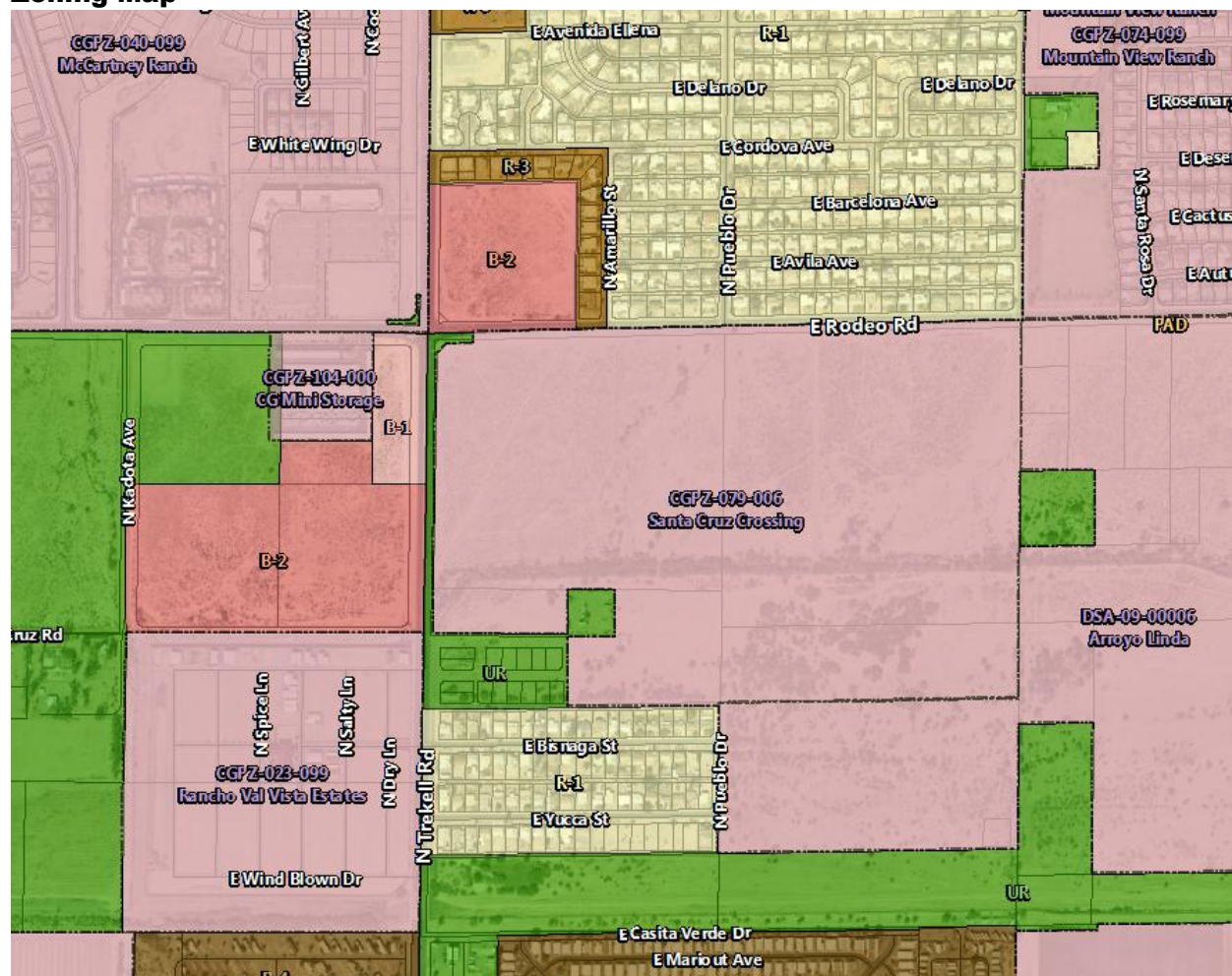
General Plan 2020



Conformance to the City's Zoning Ordinance;

The proposed amendment to Santa Cruz Crossing PAD is in compliance with the Zoning Ordinance. The development standards and uses as proposed relate and refer to the City of Casa Grande Zoning Ordinance.

Zoning Map



The impact of the plan on the existing and anticipated traffic and parking conditions;

A master circulation study was submitted with this request and was found acceptable by the City Traffic Engineer. It is a traffic impact analysis on a broader scale to address general potential impacts a PAD can have on the surrounding street network. More in-depth traffic impact analysis reports are reviewed at the time of individual site development. As discussed within the PAD, as individual sites within the PAD develop, the adjacent portion of Rodeo will be improved to provide a frontage road to serve the residents on the north side of Rodeo. Improvements to Trekell Rd will also be made, as well as additional alley dedication along the south boundary. The Desert Valley

subdivision to the south has a platted east-west alley along its northern boundary but does not meet the current standard 20 ft. alley width. The additional dedication for this alley will make it an acceptable width to accommodate utilities and service vehicles.

The proposed amendment lacks in providing direct north-south connections within the existing street network, however. Section 16.16.210 of City's subdivision code requires that the arrangement of streets shall provide for the continuation of streets between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection, for efficient provision of utilities, and where such continuation is in accordance with the city general plan. Because there is a policy within the General Plan requiring better connectivity among developments, the PAD amendment as currently proposed is deficient in meeting the intent of this section of the subdivision code.

The adequacy of the plan with respect to land use;

In addition to the proposed assisted living facility, the PAD provides a mixture of land uses ranging from commercial, high density residential to low density residential. The uses have been arranged so that the most intense uses are adjacent to major roads, while senior apartments and patio homes serve as a transitional buffer for the low-density residential uses. This is determined to be an adequate arrangement of land use. It is also compatible with adjacent neighborhoods' existing and proposed land uses.

Pedestrian and vehicular ingress and egress;

The PAD proposes an internal street network. More specified circulation will be reviewed at the time of individually developed parcels. The site proposes a trail system providing pedestrian connectivity within the development. The existing and proposed amended PAD provides for offsite improvements to the north-side of Rodeo Rd. As discussed above, a frontage road will be provided for the houses along Rodeo Road buffering these residents from the primary traffic along Rodeo (Exhibit C).

Building location, height & Building Elevations;

No buildings are proposed at this time. They will be reviewed at the Major Site Plan stage. The development standards for the commercial, community center, apartment homes, patio homes, and assisted living facility default to standard relevant zone districts (Exhibit E). The single-family portions will be subject to housing product review, requiring its elevations to be considered for approval by the Planning Commission. The table below indicates what the setbacks and heights for each area are per the standard zone districts.

Land Use Areas	Maximum Height	Front Setback	Side Setback	Rear Setback	Special Setbacks (30 ft. setback from the perimeter of the PAD)
Area A & B Single Family Residential	28 ft.	<ul style="list-style-type: none"> • 20 ft. to 23 ft. for front load garages. • 15 ft. for side-load garages, living areas or porches 	<ul style="list-style-type: none"> • 5 ft. and 10 ft., • 15 ft. corner side setbacks 	<ul style="list-style-type: none"> • 20 ft. • 10 ft. for open patio covers 	NA
Area C: Senior Patio Homes (R-2 standards)	35 ft.	20 ft.	<ul style="list-style-type: none"> • 5 ft. and 10 ft. if single-family • 10 ft. if two-four-family or townhouse cluster 	20 ft.	30 ft. from well site
Area D: Senior Apartments (R-3 standards)	35 ft. (Though, a maximum of two-stories)	20 ft.	20 ft.	20 ft.	20 ft. between buildings
Area E: Assisted Living Facility (R-3 standards)	35 ft.	20 ft.	10 ft.	20 ft.	30 ft. from well site
Area F: Office/Commercial CO standards with limited additional commercial uses	35 ft.	20 ft.	10 ft.	10 ft.	30 ft. from well site
Area G: Commercial Retail (B-2 Standards)	35 ft.	35 ft.	<ul style="list-style-type: none"> • 15 ft. aggregate • 25 ft. corner side 		45 ft. from residential area

The residential development standards comply with the City's Residential Design Standards for PAD Developments and indicated on pages 18-21 of the PAD Guide (Exhibit A) and will be reviewed for compliance during the review of their respective plats and housing product review. The one deviation proposed are side setbacks of 5 ft. and 10 ft.; however, this is no less restrictive than previously approved within the Santa Cruz Crossing PAD, and many residential PADs have been approved and developed

with this deviation. All other PAD residential design standards will be provided, including the requirement that for every lot below 7,000 sq. ft. there will be an equal number of lots over 8,000 sq. ft.

Landscaping;

A landscaping plan has been proposed for the PAD (Exhibit F) as well as street cross sections provided for streets adjacent to landscape tracts with a proposal of drought-tolerant plants citing the *Low Water Use / Drought Tolerant Plant List for Pinal County Active Management Area by Arizona Water*". The drainage channel through the site will have added landscaping along it to enhance it as an amenity for the residents of the neighborhood. This PAD will be subject to the City's landscaping standards.

Lighting;

Parking lot and building lighting standards will be evaluated in conjunction with future Final Development Plan submittals. Streetlights will be evaluated in conjunction with the submittal of future Preliminary Subdivision Plats.

Provisions for utilities;

The site may be serviced by the following utility providers:

- Sanitation Services (trash & sewer) - City of Casa Grande
- Water- Arizona Water Company
- Electricity- APS
- Gas- Southwest Gas
- Cox Cable
- Qwest Communications

Site drainage;

The preliminary drainage report has been accepted by the City Drainage Engineer. A drainage exhibit has been provided within the PAD and identifies the drainage channel that traverses the site (Exhibit G). Though to remain in its current location, this channel is proposed to be improved for better erosion protection and higher flow-capacity. Any drainage as the result of development within the Santa Cruz PAD must be retained separately and cannot contribute to this historic flow.

Open space;

The PAD proposes a 16.2% net open space provision, where 15% is the goal for PAD developments.

Loading and unloading areas;

This will be reviewed during individual site development.

Grading:

See *site drainage*, above.

Signage:

Monument and entry signage is proposed with this PAD with the intent to use block wall of earth-tone colors (Exhibit H). Sign permits will be required at time of individual site development. A comprehensive sign package for all the land areas except the single-family residential portions are to be presented and considered for approval by the Planning Commission at the time of these individual developments.

Screening:

Screening will be reviewed during individual site development, however the PAD accounts for the provision of decorative entry signage and walls as shown in Exhibit H.

Setbacks

Refer to the **Building location, height & Building Elevations** for information on proposed setbacks.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

- An informational neighborhood meeting was held on November 12, 2014, with notice sent out to property owners within 300 ft. of the PAD. Those who attended expressed no objections.
- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on January 18, 2015.
- A notice was mailed on January 20, 2015 to the property owners within 300 ft. of the PAD.
- Signs were posted by the applicant on the subject site 15-days before the public hearing. An affidavit confirming this posting has been supplied by the applicant.

Inquiries/Comments

At the time of this writing, no inquiries or comments have been received.

STAFF RECOMMENDATION

Staff recommends that Planning Commission forward a recommendation to City Council to **approve** DSA-14-00214 with the following condition:

1. The PAD Land Use Plan shall be amended to amendment provide direct connections for Pueblo Drive and Colorado Street from Rodeo Rd. to the southern boundary of the PAD.

Exhibits

- A – PAD Guide
- B – Project Narrative
- C – Rodeo Rd cross-section
- D – Phasing Plan
- E – Development standards
- F – Landscaping
- G – Drainage
- H – Entry signage & walls

Exhibit A – PAD Guide

Provided as separate document

Exhibit B – Project Narrative



November 18, 2014

SANTA CRUZ CROSSING PAD NARRATIVE REVISION TO PAD CGPZ-079-06

Attached here is a concept for a new development at the southeast corner of Trekkell Road and Rodeo Road in Casa Grande, Arizona. The development is roughly 93-acres in size and is undeveloped desert with a historic wash (North Branch of the Santa Cruz Wash) running through the site east to west.

Surrounding the site on the north, south and southwest are single family home developments of varying age. To the east and west are vacant desert parcels, similar to the site itself. On the opposite corner of Trekkell and Rodeo is a retail development. This neighborhood lends itself very nicely to the proposed Santa Cruz Crossing development: that being a mixed use development with assisted living residences, single family homes, and some commercial space at the intersections.

As you can see on the attached concept graphics, the eastern half of the site (51.0-acres) will be standard single family homes with a typical density of 3.3-3.5 du/acre. The commercial portion of the development will occupy roughly 19.1-acres of the site along Trekkell Rd. to the west so that it may utilize the retail benefits of the arterial road and intersection. The remaining 20.2-acres of the site will be senior living and senior apartments and townhomes. This will be split into an Senior Living center (7.6-acres) where the residents require the most care. Senior Apartment Homes (10.1-acres) and Senior Patio Homes (4.2-acres) will occupy the rest of the assisted living areas and provide residents with varying levels of care and lifestyle.

The overall site was rezoned in 2006 by the previous owners under CGPZ-079-06 Planned Area Development (PAD). This PAD indicated 66.5-acres of single family homes at 3.4 du/acre, 8.1 acres of more compact "GreenCourt Homes" at 7.9 du/acre, and 24.6-acres combined of office and commercial uses. This PAD was approved in 2006, but none of the developments were ever constructed.

P.O. Box 2368 * Glendale, AZ 85311 * Phone (623) 536-1993

The current proposal is to update that PAD with the newly proposed developments. It is our belief that the new proposal offers a similar use to the previous PAD, similar densities, and will provide a similar style/feel to the development. With that being said, our intent is to submit an update to the PAD as soon as practical and progress forward with approval of it by the City of Casa Grande.

Attached to this letter is a graphic of the proposed PAD update. As well as the cover and graphic from the previous PAD for a reference.

If you have any questions, please feel free to contact my office.

Respectfully,

A handwritten signature in black ink, appearing to read "Nathan Cottrell". The signature is fluid and cursive, with the first name "Nathan" and last name "Cottrell" clearly distinguishable.

Nathan Cottrell, PE

Project Engineer

Exhibit C – Rodeo Rd Cross Section

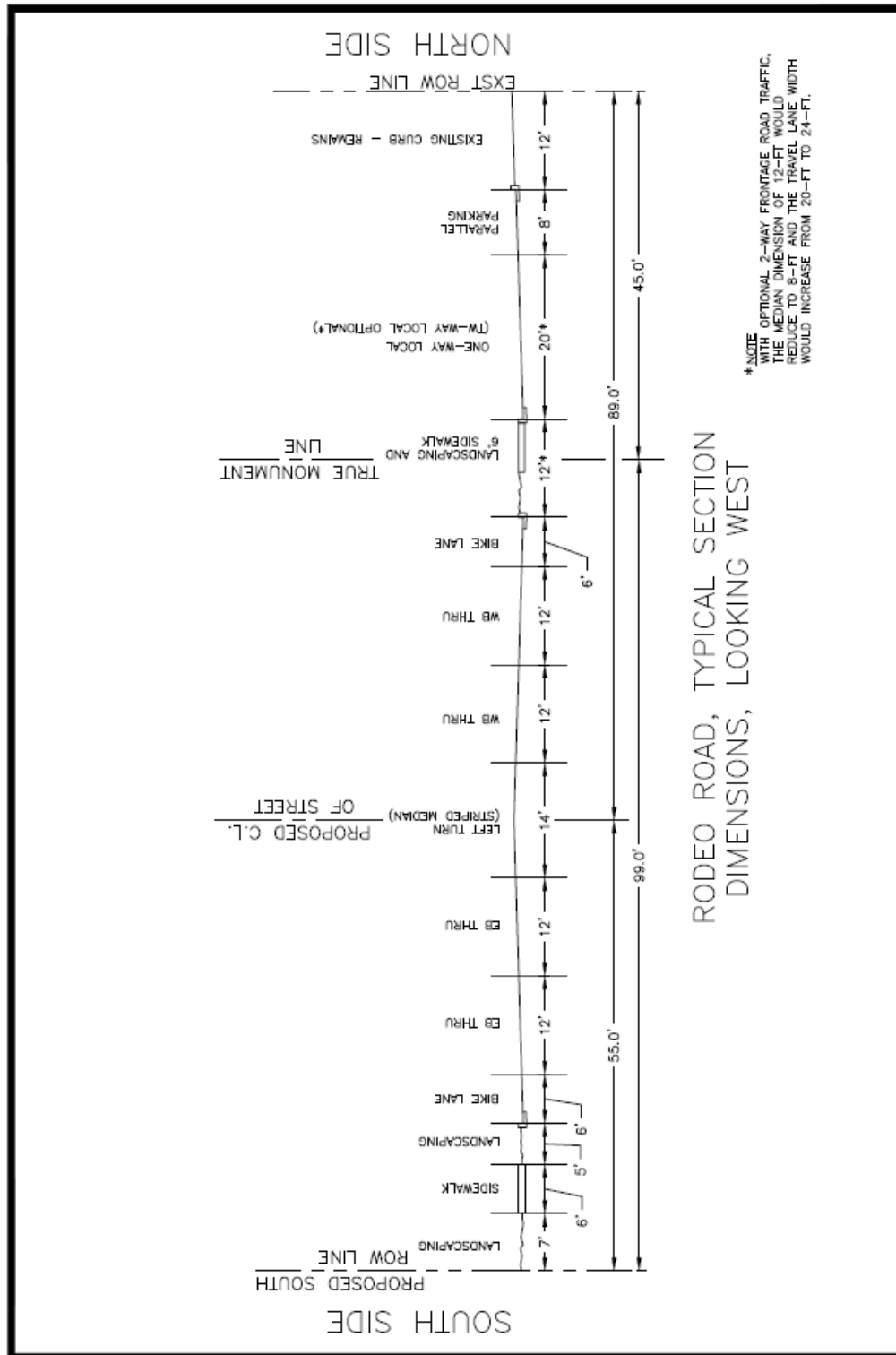


Exhibit D – Phasing Plan

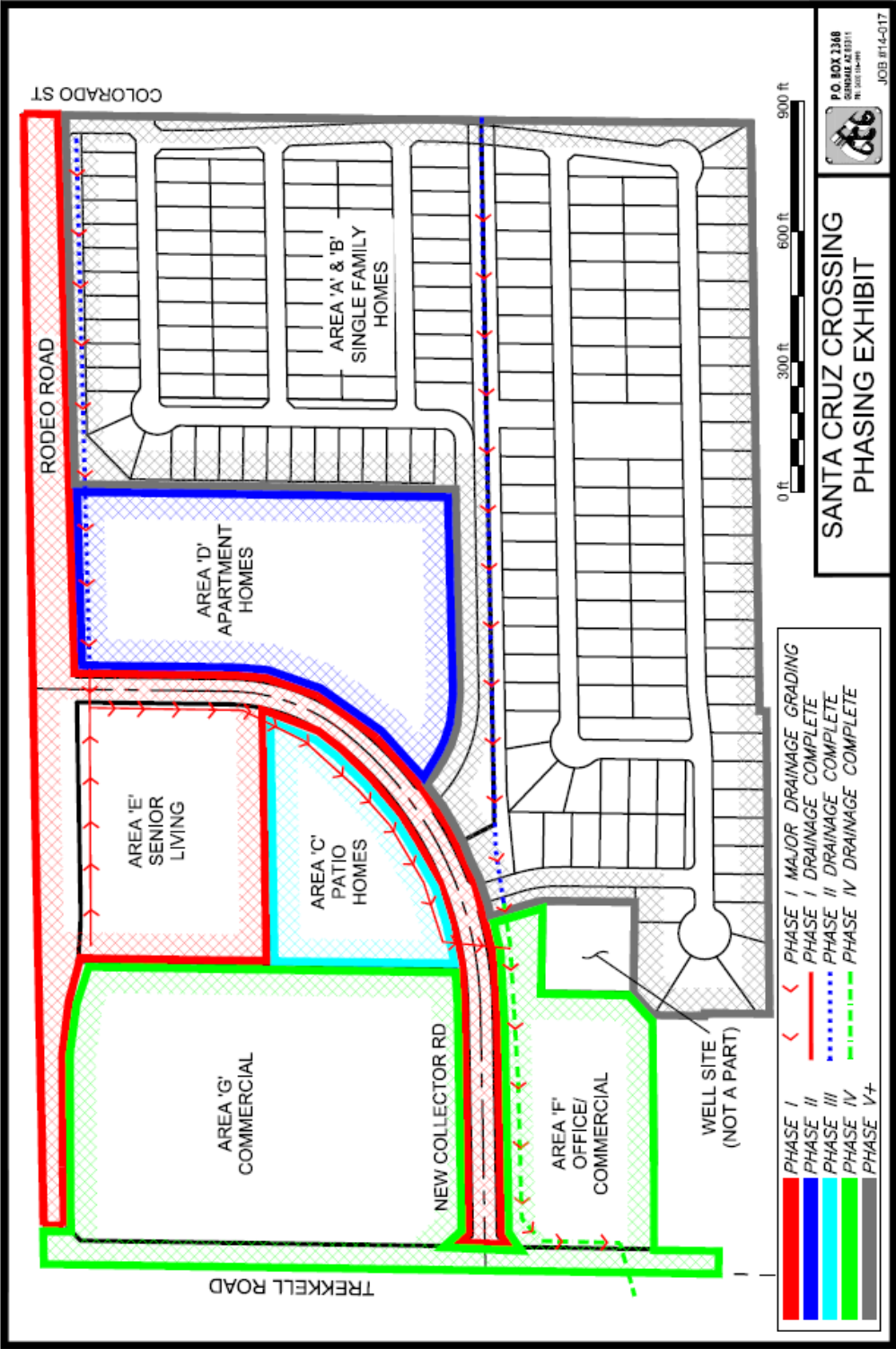


Exhibit E –Development Standards

8.0 Proposed Development Standards

PAD – AREAS 'A' & 'B'

Specific building setback and height standards are being proposed at this time for the two single family lot components within Santa Cruz Crossing. These standards are as follows:

Front Setback:	20' to 23' for front load garages (every 3 rd or 4 th home will have a minimum front yard setback stagger of at least 3'). 15' for side load garages, living areas or front porches.
Side Setback:	5' and 10' (15' total), Architectural elements including pot shelves, shadow boxes around doors and windows, bay windows, entertainment units and fireplaces will be allowed to encroach into the 10' side setback by a maximum of 3'.
Corner Side Setback:	15', Adjacent landscape tracts of at least 10' in width may be included as up to 10' of this required setback.
Rear Setback:	20', Patio covers open on three sides may encroach a distance of up to 10' from the rear property line.
Building Height:	28'

Model homes, and the associated temporary sales office, temporary parking surface, and other items directly related to the sale of single family homes shall be an Allowed Use provided that the temporary parking surface is a 3" minimum aggregate base course or otherwise approved by the City, with accommodation for ADA. Signage and flag poles associated with the model complex is to follow City Sign Code standards. The model home complex expires within 5 years of the date of Certificate of Occupancy Issuance. At five years from the Certificate of Occupancy issuance, the associated parking lot, signage, flag poles, and fencing associated with the model complex is to be removed and spaces are to be converted into single-family homes with a functional garage. An extension beyond five years can be issued through the approval of a conditional use permit.

All other development standards will be in accordance with the current provisions of the Casa Grande Zoning Code, this PAD and current residential design standards.

PAD – AREA 'C'

Area 'C' shall follow current City of Casa Grande zoning district Residential zone R-2 with potential age restrictions.

PAD – AREA 'D'

Area 'D' shall follow current City of Casa Grande zoning district Residential zone R-3 with potential age restrictions.

8.0 Proposed Development Standards (cont'd)

PAD – AREA 'E'

Area 'E' shall follow current City of Casa Grande zoning district Residential zone R-3, with a specific Allowed Use for Assisted Living homes and Adult Day Care.

PAD – AREA 'F'

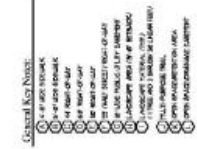
Area 'F' shall follow current City of Casa Grande zoning district General Business zone B-2 with specific Allowed Uses for proposed development as described in this PAD in section 3.0.

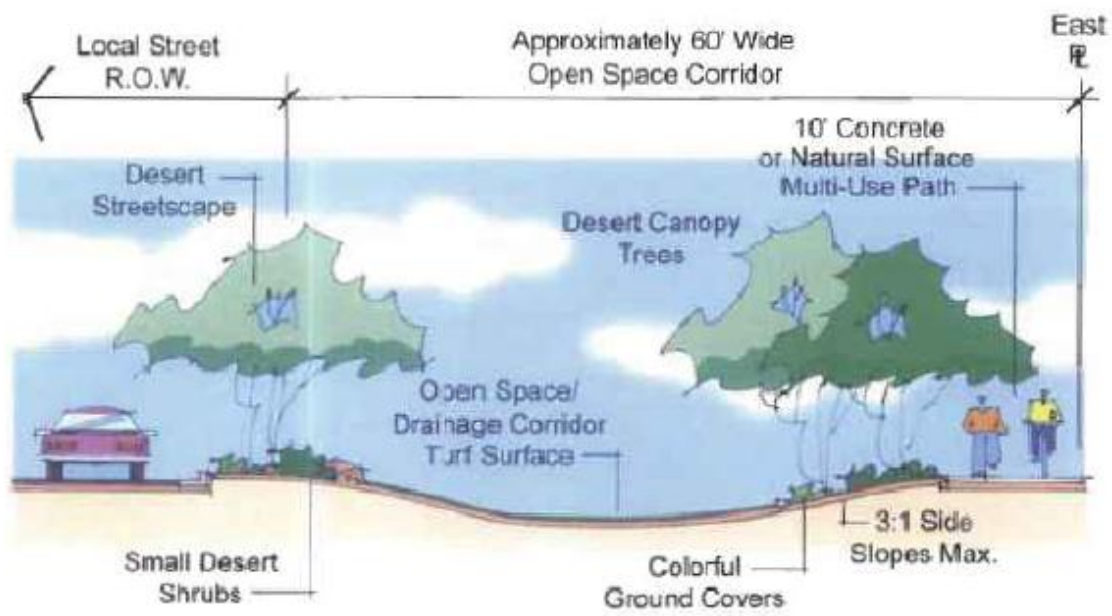
PAD – AREA 'G'

Area 'G' shall follow current City of Casa Grande zoning district C-O and B-2 with specific Allowed Uses for medical/professional office, neighborhood scale urgent care facility, restaurant as described in this PAD in section 3.0.

All districts abutting the well-site shall have a minimum of 30' building setback from the well – site boundary. The building setback around the perimeter of the development shall be as indicated here, or match the height of the building (whichever is greater).

Open Space/ Landscape Exhibit





Santa Cruz Crossing

Conceptual Trail/Open Space
Corridor Section

Exhibit G-Drainage

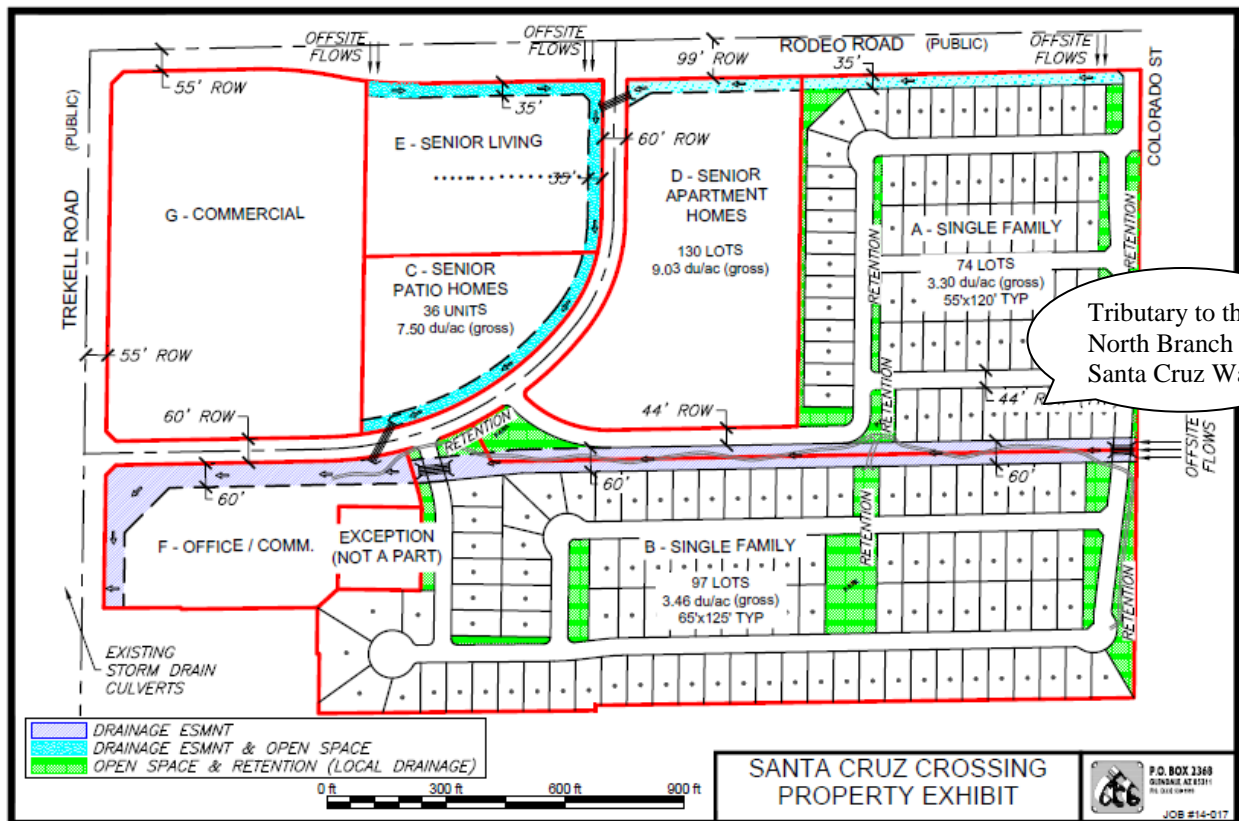


Exhibit H – Entry Signage & walls



View Fence:



Perimeter Wall:



Santa Cruz Crossing

Conceptual Project Walls